



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 9, 2008  
**AGENDA DATE:** July 16, 2008  
**PROJECT ADDRESS:** 312 Rancheria Street (MST2005-00634)

**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Irma Unzueta, Project Planner

### **I. PROJECT DESCRIPTION**

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Planning Commission on July 13, 2006. The project approved by the Planning Commission involves the demolition of two existing residential dwellings and three sheds totaling 2,200 square feet and the construction of five attached two-story residential condominiums on an 11,375 square foot lot in the R-4 zone. Four two-bedroom and one one-bedroom units are proposed and would range in size from 1,004 to 1,147 net square feet. Ten parking spaces would be provided in five two-car garages.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC 27.07 and 27.13).

### **II. DISCUSSION**

According to SBMC§27.07.110, *Expiration and Extension of Tentative Maps*, the approval or conditional approval of a tentative map shall expire twenty-four (24) months from the date the map was approved or conditionally approved. The subdivider may request an extension of the tentative map approval not to exceed an aggregate of three (3) years beyond the expiration of the original twenty-four (24) month period. In granting the extension, the Staff Hearing Officer may impose new conditions or revise existing conditions.

The subject property has changed ownership and the applicant has requested a three-year extension in order to allow the new property owner additional time to pursue the development of the project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

### **III. RECOMMENDATION/FINDINGS**

Staff does not recommend any new or revised conditions of approval. The applicant has indicated that architectural changes are contemplated for the project, which will be reviewed by the Architectural Board of Review in the near future. However, the project scope is not expected to change. At this time, the project continues to conform to the City's Zoning and Building Ordinances and policies of the General Plan; therefore, Staff recommends that the Staff Hearing Officer approve the three-year time extension, to July 13, 2011, for the Tentative Subdivision Map, subject to the original conditions of approval included in Exhibit C.

#### **Exhibits:**

- A. Applicant's letter, dated July 2, 2008
- B. Planning Commission Staff Report for July 13, 2006 (w/o Exhibits)
- C. Planning Commission Resolution No. 029-06.

**Jose Luis Esparza, AIA**  
**Architect**

**RECEIVED**  
JUL 02 2008

**CITY OF SANTA BARBARA**  
**PLANNING DIVISION**

**To:** Irma Unzueta, Planner  
City of Santa Barbara  
630 Garden St., Santa Barbara, CA 93101

**Phone:** (805) 564-5470

**Fax:**

**Re:** 312 Rancheria Street, Santa Barbara, CA  
MST 2005-00634

**Cc:**

**Date:** July 2, 2008

Irma,

I am writing to request an extension for 312 Rancheria Street Planning Commission approval. The project was approved on July 13, 2006 and is due to expire on July 13, 2008. The project was recently acquired by my client, Rancheria Cottages, LLC, from the previous owners Case de Rancheria, LLC. We are preparing drawings to change the architectural stile from the modern style to a contemporary cottage style. We feel that this style of architecture is in keeping with the neighborhood architecture. The scope of the project will remain the same with some small changes in areas.

The owner, Rancheria Cottages, LLC and I are looking forward to seeing this project completed and would appreciate receiving an extension to make this possible.

Please call if you have any questions, off.: 883-1600 or cell: 570-7056.

Thank you,



Jose Luis Esparza, AIA





# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** July 6, 2006  
**AGENDA DATE:** July 13, 2006  
**PROJECT ADDRESS:** 312 Rancheria Street (MST2005-00634)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Irma Unzueta, Project Planner

### **I. PROJECT DESCRIPTION**

The project consists of the demolition of two existing residential dwellings and three sheds totaling 2,200 square feet and the construction of five attached two-story residential condominiums on an 11,375 square foot lot in the R-4 zone. Four two-bedroom and one one-bedroom units are proposed and would range in size from 1,004 to 1,147 net square feet. Ten parking spaces would be provided in five two-car garages. (Exhibit B and C)

### **II. REQUIRED APPLICATIONS**

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC 27.07 and 27.13).

### **III. RECOMMENDATION**

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



**VICINITY MAP – 312 RANCHERIA STREET**

**APPLICATION DEEMED COMPLETE:** May 26, 2006  
**DATE ACTION REQUIRED PER MAP ACT:** August 13, 2006

#### IV. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

Applicant:	Peter W. Hunt, Architect	Property Owner:	Casa de Rancheria, LLC
Parcel Number:	037-231-010	Lot Area:	11,375 sq. ft.
General Plan:	Residential, 12units/acre	Zoning:	R-4
Existing Use:	Residential	Topography:	2%
Adjacent Land Uses:			
North – Bed and Breakfast		East - Residential	
South – Rancheria Street, Residential		West - Residential	

##### B. PROJECT STATISTICS

	Bedrooms	Size (Net)	Parking
Unit A	2	1,142 sq. ft.	2-car garage (419 sq. ft.)
Unit B	2	1,147 sq. ft.	2-car garage (477 sq. ft.)
Unit C	1	1,004 sq. ft.	2-car garage (417 sq. ft.)
Unit D	2	1,088 sq. ft.	2-car garage (417 sq. ft.)
Unit E	2	1037 sq. ft.	2-car garage (416 sq. ft.)

#### V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	>10'	10'
-Interior	6' 1-2-story, 10' 3 story	<6'	6'
-Rear	6' 1 <sup>st</sup> fl., 10' 2 <sup>nd</sup> & 3 <sup>rd</sup> fl.	<6'	10'
Building Height	3 stories not to exceed 45'	22' max. ht.	2 story and 28' max. ht.
Parking	5 covered, 5 uncovered	4 uncovered	10 covered
Lot Area Required for Each Unit (Variable Density)	1 bedroom = 1,840 sq. ft. 2 bedroom = 2,320 sq. ft.	N/A	(4) 2,320= 9,280 (1) 1,840= 1,840 Tot. Req.=11,120
10% Open Space	1,138 sq. ft.	N/A	1,388 sq. ft.
Private Outdoor Living Space	1-Bdrm = 120 sq. ft. 2-Bdrm = 140 sq. ft.	N/A	Unit A = 140 sq. ft. Unit B = 140 sq. ft. Unit C = 140 sq. ft. Unit D = 140 sq. ft. Unit E = 140 sq. ft.

Lot Coverage					
-Building	N/A	2,292 sq. ft.	20%	4,582 sq. ft.	40%
-Paving/Driveway	N/A	5,740 sq. ft.	50%	2,981 sq. ft.	26%
-Landscaping	N/A	3,343 sq. ft.	30%	3,812 sq. ft.	34%

## **VI. ISSUES**

### **A. DESIGN REVIEW**

This project was conceptually reviewed by the ABR on October 13, 2005 (meeting minutes are attached as Exhibit D). The project was continued indefinitely with comments about the loss of the five foot planting strip along the northern property line, the incorporation of additional landscaping for Unit E, and possible changes to the project due to floodplain issues. The Board expressed concern regarding the long linearity of the north and south elevations and felt that, given the parapet wall heights there is opportunity to provide more modulation to the building in order to break up the linearity. Although the ABR appreciated the contemporary expression of the project and felt that it would be appropriate for the neighborhood, the Board reserved comment about the appropriateness of the development until further documentation related to the neighborhood context is provided.

The project is scheduled to return to ABR on July 10, 2006, to address the comments made by the Board in October 2005. Unfortunately, due to the timing of the review, ABR comments could not be included in this Staff Report. Staff will provide updated ABR comments relative to the project at the Planning Commission hearing. However, the applicant has provided information outlining how the ABR comments of October 3, 2005 have been addressed. Specifically, the five foot planting strip on the north side of the property has been reduced to a three foot landscaping strip in order to achieve proper traffic circulation on the property. Unit E has been flipped to allow for more landscaping. Additional modulation to the north and south elevations has been incorporated to address the ABR's concern regarding the long linearity of the proposed condominium building. Further, the residential units have been elevated to comply with the Base Flood Elevation requirements.

### **B. COMPLIANCE WITH THE GENERAL PLAN**

The project site is located in the Lower West Neighborhood, which is bounded on the north by Carrillo Street; on the south by Montecito Street; on the east by Highway 101; and on the west by Loma Alta Drive and base of the Mesa Hills. The Land Use Element identifies this area as the most densely settled residential area, with a mix of modest single family homes and apartments. The General Plan calls for a density of twelve dwelling units per acre, which is reflected in the R-3/R-4 zoning covering this area.

#### **Land Use Element**

The subject site has a General Plan designation of Residential, 12 units per acre. The parcel is zoned for residential development and is subject to the density requirements of the R-3/R-4 Multiple Family Residential Zones. The proposed project would result in a density of 19.1



units per acre, which would be consistent with the Land Use and Housing Elements of the General Plan through implementation of the City's variable density provisions.

### **Housing Element**

Santa Barbara has very little vacant or available land for new residential development. Therefore, City housing policies support build out of infill housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The City's Housing Element encourages construction of a wide range of housing types to meet the needs of various household types. The proposed condominium project would provide for homeowner opportunities in a neighborhood with close proximity to employment, commercial and educational opportunities.

A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains five average sized units that would be sold as market rate units.

### **C. ENVIRONMENTAL REVIEW**

Staff and the Environmental Analyst have determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, which provides for projects of not more than six dwelling units in urbanized areas.

### **Noise**

According to the City's Master Environmental Assessment (MEA), the project site is located in the 60-65 dBA and 65-70 dBA (average A-weighted sound level over a 24-hour period) noise corridor. According to the Acoustical Analysis prepared by Dohn and Associates, the project site is impacted by noise due to traffic from fairly busy roadways (Rancheria Street, Montecito Street and Cliff Drive) and noise from the Union Pacific Railroad and the 101 Freeway. The General Plan Noise Element Land Use Compatibility Guidelines identify up to 60 dBA  $L_{dn}$  as the maximum compatible exterior noise level for residential uses. The noise analysis prepared for the proposed development concludes that 60dBA  $L_{dn}$  can be achieved for the proposed outdoor living spaces by fully screening them from roadways. The analysis recommends using 5-6 foot barriers constructed of solid materials and free of gaps in order to meet the 60 dBA  $L_{dn}$  noise standard. Also included in the analysis are recommendations to achieve the 45  $L_{dn}$  in the interior of the proposed units. The applicant will be required to incorporate the recommendations of this analysis into the project design to achieve appropriate noise levels for interior and exterior living spaces. A condition of approval has been included that will require the noise study preparer to review and verify that all measures required to reduce interior and exterior living area noises levels have been incorporated into the construction plans. Based on this, noise impacts to exterior and interior living areas are not expect to occur. Refer to the attached Acoustical Analysis (Exhibit E) for additional details.

### **Flooding**

The project is located within an "AH" Special Flood Hazard Area (SFHA) on the Federal Insurance Rate Map. The National Flood Insurance Program requires special construction to mitigate flood damage of new and remodeled structures in an SFHA. Because the proposed building will be exposed to approximately 2.2' of flood water at the north-westerly portion of the building (Unit E), all portions of the residential floors must be elevated above the Base Flood Elevation. In response to this requirement, the applicant has raised each unit independently to be above the floodplain. The City's Building and Safety Division has worked with the applicant to ensure compliance with applicable floodplain requirements. The revised design has been reviewed and issued a Base Flood Elevation determination, which is necessary for any structure within an SFHA in order to determine the extent of the buildings anchoring, construction materials, and floor and equipment elevations. Based on this, flood impacts to the proposed residential units are not expected to occur.

### **Cultural Resources**

A Phase 1 Archaeological Survey Report was prepared by MacFarlane Archaeological Consultants for the project. The report concluded that insufficient exposed ground surface was available to provide an accurate evaluation of prehistoric archaeological resources. However, the record search conducted revealed that an extensive archaeological survey and subsequent excavations conducted for the Westside Storm Drain located adjacent to the southwest property line along Rancheria Street as well as other surveys within a two-block quadrant proved negative for the presence of prehistoric resources. The report also indicated that, because the project site is located in a low area situated between two active watercourses that has historically been subjected to periodic flooding, a prehistoric site at this location is considered unlikely.

While no significant historic archaeological remains or artifacts are anticipated to occur, there is potential for a random trash pit to be discovered. According to the report, such trash deposits are generally evaluated as insignificant unless they have some unique content or integrity, or can be shown to be associated with a specific important person or event in Santa Barbara. In this case, it is unlikely that residential trash discovered would be of any particular significance as a cultural resource. In order to avoid potential impacts to archaeological resources during construction, the report identified procedures, including contracting a qualified archaeologist to monitor during all ground disturbing activities, requiring a formal resurvey report, requiring a qualified Native American monitor (if warranted), and requiring an addendum to Phase 1 Archaeological Survey Report with final conclusions. On January 25, 2006, the Historic Landmarks Commission accepted the Phase 1 Archaeological Survey Report.

## **VII. FINDINGS**

The Planning Commission finds the following:

### **A. THE TENTATIVE MAP (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

### **B. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

#### Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter dated November 17, 2005
- D. ABR Minutes dated October 3, 2005
- E. Acoustical Analysis prepared by Dohn & Associates dated January 19, 2006





# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 029-06

312 RANCHERIA STREET

TENTATIVE SUBDIVISION MAP

JULY 13, 2006

**APPLICATION OF PETER W. HUNT FOR CASAS DE RANCHERIA, LLC, 312 RANCHERIA STREET, 037-231-010, R-4 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00634)**

The proposed project involves the demolition of two existing residential dwellings and three sheds totaling 2,200 square feet and the construction of five attached two-story residential condominiums on an 11,375 square foot lot in the R-4 zone. Four two-bedroom and one one-bedroom units are proposed and would range in size from 1,004 to 1,147 net square feet. Ten parking spaces would be provided in five two-car garages.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision with five (5) new condominiums (SBMC §27.07.030 and §27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, which provides for projects of not more than six dwelling units in urbanized areas.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, July 13, 2006.
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. **THE TENTATIVE MAP (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

B. **THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

II. Said approval is subject to the following conditions:

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an Agreement Relating to Subdivision Map Conditions Imposed on Real Property, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.

3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
4. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work.
5. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 13, 2006 is limited to five (5) dwelling units, comprised of four (4) two-bedroom units and one (1) one-bedroom unit, and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
  - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
  - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
  - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
  - d. **Trash and Recycling.** Adequate space shall be provided and maintained for trash and recycling purposes.

- e. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
  7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
  8. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
  9. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Public Works Director.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. **Pedestrian Pathway.** A separate pedestrian pathway shall be provided to the units at the rear of the property from the sidewalk through the use of a different paving/walkway material.
  2. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project to minimize the visual effect of the expanse of paving, create a pedestrian environment, and provide access for all users.
  3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
  4. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
  5. **Permeable Paving.** Where feasible, incorporate a permeable paving system for the project driveway that will allow a portion of the driveway runoff to percolate into the ground.
  6. **Photo Voltaic Panels.** Photo voltaic panels shall be incorporated into the project design.
  7. **Landscape Plan.** A landscape plan shall be prepared by a landscape architect, subject to approval by ABR.
  8. **Drainage Plan.** Best management practices shall be incorporated into the drainage plan in order to retain drainage on-site.
  9. **Plate Heights.** Study reduction of plate heights.



10. **Fenestration.** Study breaking up fenestration and the possibility of adding awnings or eyebrows on the building.

C. **Public Works Submittal Prior to Final/Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Final Map for the project:

1. **Final/Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Final Map prepared by a licensed land surveyor or registered Civil Engineer. The Final Map shall conform to the requirements of the City Survey Control Ordinance.
2. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
3. **Required Private Covenants.** The Owner shall submit a copy of the recorded private covenants, reciprocal easement agreement, or similar private agreements required for the project.
4. **Drainage Calculations.** The Owner shall submit drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
5. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the entire property frontage on Rancheria Street of approx. 65 linear feet. The improvements shall include new and/or remove and replace to City standards, the following: 2 city street trees, approx. 65 linear feet of sidewalk, one (1) Type 2 driveway apron modified to meet Title 24 requirements, approx. 65 linear feet of curb and gutter, asphalt concrete, slurry seal to center-line of Rancheria Street the entire frontage of property, underground service utilities (including phone, T.V., electricity, gas, etc.), connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of (drainage pipe, curb drain outlets, trench drain, erosion protection (provide off-site storm water BMP plan), etc.), preserve and/or reset survey monuments and contractor stamps. The building plans, drainage calculations and hydrology report shall be prepared by a registered civil engineer or licensed architect. Staging of construction materials are not permitted in the Public right of way. Any work in the public right of way requires a public works permit.

D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.

1. **Recordation of Final Map Agreements.** After City Council approval, the Owner shall provide evidence of recordation to the Public Works Department.
  2. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
  3. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
  2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
  3. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Survey Report prepared for this site by MacFarlane Archaeological Consultants, dated December 14, 2005. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

4. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal of the two Geijera Parvifolia street trees.
  5. **Archaeological Monitoring Contract.** Submit a signed contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during construction.
  6. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.
- F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review, outlined in Section B above.
2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

3. **Noise Report.** All recommended noise mitigation measures identified in the Acoustical Analysis prepared by Dohn & Associates, Inc., and dated January 19, 2006, shall be incorporated into the construction plans.
4. **Noise Mitigation Measure.** An Acoustical Analysis dated January 19, 2005 was prepared by Dohn & Associates, Inc., for the subject project. The Acoustical Analysis preparer shall verify that all mitigation measures specified in the report that are required to reduce interior and exterior living area noise levels to acceptable levels as specified in the Noise Element Land Use Compatibility Guidelines have been incorporated into the construction plans to be submitted to the Building and Safety Division for Building Permit approval by signing the following statement that is to be reproduced on said construction plans:

The undersigned has reviewed the attached construction plans and determined that all mitigation measures as specified in the Acoustical Analysis dated January 19, 2006 and prepared by Dohn & Associates, Inc., that are required to reduce interior and exterior living area noise levels to acceptable levels as specified in the Noise Element Land Use Compatibility Guidelines are incorporated into the attached construction plans.

Signed: \_\_\_\_\_

(Name of report preparer)

(Date)

5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street.  
  
Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
6. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
7. **Utilities.** Provide individual water, electricity, and gas meters, and sewer lateral for each residential unit. Service lines for each unit shall be separate until a point five feet (5') outside the building.
8. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.
9. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows:

The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.
1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill.
  2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
  3. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
  4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day .....	January 1 <sup>st</sup> *
Martin Luther King's Birthday.....	3 <sup>rd</sup> Monday in January
Presidents' Day.....	3 <sup>rd</sup> Monday in February
Memorial Day.....	Last Monday in May
Independence Day .....	July 4 <sup>th</sup> *
Labor Day.....	1 <sup>st</sup> Monday in September
Thanksgiving Day .....	4 <sup>th</sup> Thursday in November
Following Thanksgiving Day.....	Friday following Thanksgiving Day
Christmas Day .....	December 25 <sup>th</sup> *

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
  - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
6. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

7. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
8. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
9. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
10. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
11. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
12. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor name, contractor telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
14. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.